

BILL NO. 83-68

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 83-68

Introduced by Council President Hardwicke at the request
of the County Executive

Legislative Day No. 83-36 Date December 6, 1983

AN ACT to repeal and re-enact with amendments Subsection (d)(5) of
Section 25-5.6, heading, Accessory Uses and Structures, of
Article II, heading, Zoning Code, of Chapter 25, heading,
Zoning, of the Harford County Code, as amended; to provide
for further clarification of the criteria for home
occupations or professional offices.

By the Council, December 6, 1983

Introduced, read first time, ordered posted and public hearing scheduled

on: January 3, 1984

at: 7:00 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place
of hearing and title of Bill having been published according to the
Charter, a public hearing was held on January 3, 1984
and concluded on January 3, 1984.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from
existing law. Underlining indicates language
added to Bill by amendment. Language lined
through indicates matter stricken out of Bill
by amendment.

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1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, that Subsection (d) (5) of Section 25-5.6,
3 heading, Accessory Uses and Structures, of Article II, heading,
4 Zoning Code, of Chapter 25, heading, Zoning, of the Harford
5 County Code, as amended, be, and it is hereby repealed and
6 re-enacted with amendments, all to read as follows:

7 Chapter 25. Zoning.

8 Article II. Zoning Code.

9 Section 25-5.6. Accessory Uses and Structures.

10 (d) Accessory Uses in Agricultural and Residential
11 Districts.

12 The following accessory uses shall be permitted in
13 Agricultural and Residential Districts upon issuance of a Zoning
14 Certificate in accordance with the following:

15 (5) Home occupations or professional offices. Home
16 occupations or professional offices within the home may be
17 permitted in accordance with the following CRITERIA, MODIFICATION
18 OF WHICH CAN BE GRANTED ONLY THROUGH BOARD OF APPEALS APPROVAL:

19 (a) The home occupation must be clearly incidental and
20 subordinate to the residential use and shall not exceed in area
21 twenty-five (25) percent of the gross floor space of the
22 principal building.

23 (b) The home occupation shall be conducted within the
24 dwelling unit or accessory structure and no outdoor advertise-
25 ment, display or storage of materials, goods, supplies or
26 equipment used in the home occupation shall be permitted on the
27 premises.

28 (c) The residential character of the dwelling unit
29 shall not be altered to accommodate a home occupation.

30 (d) Not more than one (1) person, or two (2) persons
31 for medical offices, other than members of the immediate family
32 residing in the dwelling unit may be employed in the home

1 occupation. The total of all employees inclusive of family
2 members shall not exceed three (3). No home occupation shall be
3 open to the public between 9 p.m. and 8 a.m.

4 (e) No home occupation shall generate greater traffic
5 volumes or increased traffic hazards then would normally be
6 expected in a residential district.

7 (f) No retail sales other than for goods produced on
8 the premises shall be conducted on the premises.

9 (g) Additional off-street parking required for the
10 home occupation shall be provided in the side or rear yard of the
11 lot and shall be screened from adjacent public roads and
12 residential lots.

13 (h) No goods, materials, or supplies shall be
14 delivered by commercial vehicles either to or from the premises
15 in connection with the home occupation, except by the United
16 States Postal Service or a delivery service.

17 (i) Notwithstanding the above, home occupations shall
18 not include automobile repair; selling of bait, crabs or fish;
19 beauty or barber shops; construction businesses; dancing or
20 karate schools; funeral homes; kennels; medical clinics;
21 petroleum storage or delivery businesses; photography studios;
22 printing businesses; private clubs; radio stations; restaurants;
23 variety or gift stores.

24 Section 2. And Be It Further Enacted that this act shall take
25 effect sixty (60) calendar days from the date it becomes law.

26 EFFECTIVE: March 5, 1984

27 *The Secretary of the Council does hereby*
28 *certify that fifteen (15) copies of this Bill*
29 *are immediately available for distribution to*
30 *the public and the press.*

31 *Angela Markowski*, Secretary

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BY THE COUNCIL

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Read the third time.

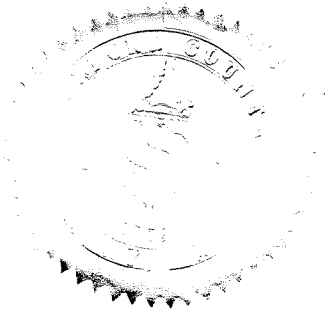
Passed LSD 34-1 (January 3, 1984)

Failed of Passage _____

By order

Angela Mardaschi, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 4th day of January, 1984
at 3:00 o'clock P.M.



Angela Mardaschi, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive
Date 1-5-84

BY THE COUNCIL

This Bill (No. 83-68), having been approved by the Executive
and returned to the Council, becomes law on January 5, 1984.

Angela Mardaschi, Secretary

EFFECTIVE: March 5, 1984

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